POPULATION

Pima County, within which Tucson is located, was the nation's 68th largest county in 1990, 53rd largest in 2000, and 47th largest in 2004. From 1990 to 2000, the County ranked 27th greatest in absolute change. Only 11 counties larger in population grew more rapidly from 2001 to 2002. Of the 100 largest counties, Pima was twenty-first most rapidly growing from 2001 to 2002, at 2.06%. In 1990, Pima County had a population of 666,880. Based on Census 2000, the April 1, 2000 population was 843,746. The May 2005 estimate is 952,275.

Tucson was the 45th largest U.S. city in 1980, 34th largest in 1990, and 30th largest in 2000. Based on Census 2000, the April 1, 2000 population was 486,699 (see table below). Tucson currently covers 226.552 square miles. The estimated population for May 2005 is 528,098.

YEAR	TUCSON	PIMA CO.
1970	262,933	351,666
1980	330,537	531,433
1985	376,195	611,471
1990	405,390	666,880
1995	442,910	758,585
2000	486,699	843,746
2005	532,350	955,800
2010	592,672	1,060,581
2015	659,829	1,174,900

Tucson grew 20% in population and 24% in area from 1990 to 2000. Of the 243 U.S. cities with populations over 100,000, Tucson's growth was 71st greatest in percent change, and 23rd greatest in absolute change from 1990 to 2000. Only 6 cities larger than Tucson grew at a more rapid rate from 2000 to 2002; nine cities larger than Tucson lost population during the same time period. The Tucson Metropolitan Area was 58th largest in 2000, and only 10 larger metro areas grew faster. Much of the growth over the next 20 years will be driven by working age people moving here for employment opportunities. In 2002, the Tucson urbanized area was 69th most dense of the 141 urban areas with populations over 250,000, in the U.S. and Canada.

Links to Additional Population Information:

- Census 2000 Factoids (PDF 32KB / 2 pages)
- Metro Tucson Population: 1870- 2050 (PDF 17KB / 2 pages)
- Pew Hispanic Center Report, Estimates of the Size and Characteristics of the Undocumented Population (PDF 112KB / 11 pages)
- U.S. Census Bureau Population and Housing Tables (Internet Link)
- 100 Largest Counties: July 1, 2002 (Internet Link)
- 100 Fastest-Growing Counties: July 1, 2001 to July 1, 2002 (Internet Link)
- 2004 Population Estimates: Arizona Counties and Places (PDF15KB / 2 pages)

For more information contact David Taylor or Autumn Figueroa at (520)791-4505.
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Last updated on May 19, 2005

MIGRATION

Tucson is a place of migration, the meeting of Frontera and Frontier. The long term ratio of in- to out-migration varies from 4:3 to 3:2. From 2000 to 2001, 50,433 people moved into the Tucson area and 35,300 moved out.

Twenty-three percent of newcomer households moved here to accept a new job. Leading states of origin are Arizona, California, Foreign/APO/FPO (military addressing), New Mexico, Illinois, Texas, Nevada, and Washington. Half of our newcomers arrive during the summer. Newly retired migrants have more education and higher incomes than do current residents. Numerically, Phoenix leads as a source of in-migrants; Los Angeles is second; and Cochise County, Arizona (located east of Pima County) is third. From Tucson, people migrate most frequently to Phoenix; San Diego; and Pinal County, Arizona. We export people to surrounding states, Texas, the South, and the Midwest. Net migration is marked by college and military-age persons and those inexorably approaching their prime.

Over 80% of renters have been in their present unit less than 18 months. The average Tucsonan moves every 3.5 years; nationally, we move every 5.2 years. At the time of Census 2000, over a quarter of Tucson area households had been in their present home for less than fifteen months. Another third had been in their present home from fifteen months to five years. Only 26% of Metro households had been in their present home more than 10 years.

Data on out-of-state car registrations in Arizona, allow us to draw a picture of the sources of state-level migration to Arizona. Numerically, leading states are California, Texas, Illinois, Colorado, Washington, New York, New Mexico, and Michigan. However, if one adjusts these registrations for the population of the donor state, then a different picture arises. Using this method (a capture rate) we note that less populous western states lead the pack. Although California is the standout donor state, we receive relatively few cars from there when we adjust for its large population.

In 2002, the top-ranked states of birth for Arizona residents were:

Arizona – 34.68%	New York – 3.43%
Foreign born – 12.80%	Texas – 2.57%
California – 7.94%	Ohio – 2.55%
Illinois – 4.36%	Michigan – 2.48%

Links to Additional Migration Information:

- Census 2000 Migration by Race and Hispanic Origin, 1995-2000 (Internet Link)
- Pima County Migration Flows, Top 20 Counties: 1995-2000 (PDF 49KB / 1 page)
- Census 2000 Migration Data and Reports (Internet Link)
- Arizona Out-of-State Auto Registrations (PDF 7KB / 1 page)
- Arizona Car Registrations - Out-of State Sources - Monthly Registrations (PDF 6KB/ 1 page)
- Arizona Car Registrations - Out-of-State Sources - Annual Cars/1000 Persons (PDF 6KB / 1 page)

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AGE STRUCTURE

The median age was 32.8 in 1990 (slightly below the national average), and was 35.7 in 2000. The slow rise of the median age is due to the aging of the Baby Boom, not to any massive influx of seniors. In 1998, median age for the U.S. was 35.2. Much of metropolitan Tucson's growth over the next 20 years will be driven by working age people moving here for employment opportunities.

AGE COHORTS: PIMA COUNTY – 2005

AGE COHORTS	MALES	FEMALES	TOTAL
0-4	31,804	30,739	62,543
5-9	30,903	30,112	61,015
10-14	31,906	30,934	62,840
15-19	32,868	31,805	64,673
20-24	36,287	35,037	71,324
25-29	34,125	32,118	66,243
30-34	31,023	29,448	60,471
35-39	31,256	30,213	61,469
40-44	32,981	33,374	66,355
45-49	32,482	34,667	67,149
50-54	28,147	31,243	59,390
55-59	23,935	27,136	51,071
60-64	18,443	22,553	40,986
65-69	16,244	20,189	36,443
70-74	15,362	19,106	34,468
75-79	13,655	17,914	31,569
80-84	10,115	14,146	24,261
85-89	5,139	7,958	13,097
90-94	1,969	4,022	5,991
95+	599	1,848	2,447
TOTAL	459,233	484,562	943,795

Links to Additional Age Structure Information:

- Pima County Population Projections by Age and Sex: 1997- 2050 (PDF 30KB / 3 pages)
- Pima County Age and Sex Charts: Years 2000, 2020 and Difference (PDF 14KB / 3 pages)
- Tucson Urban Planning & Design Census 2000 Summary File 1 Data Page (Internet Link)
- Kids Count Web Page (Internet Link)
- New Aging, New Generations (PDF 354KB / 64 pages)
- Coming of Age Report: Four Scenarios for Arizona's Future (PDF 1,119KB / 88 pages)

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ETHNICITY

For over 200 centuries, Tucson was home solely to Native Americans. It was then the Frontera del Norte of New Spain for about 40 years, then part of the Republic of Mexico for about 30 years. In 1854, Tucson became part of the United States with the Gadsden Purchase (Treaty of Mesilla).

In 2000, the racial/ethnic breakdown was:

- 61.48% White, Non-Hispanic, alone
- 29.34% Hispanic (can be any race)
- 2.85% Black/African American, alone
- 2.59% Native American, alone
- 1.97% Asian, alone
- 0.11% Native Hawaiian or Pacific Islander, alone
- 0.12% Other, alone (self-identified)
- 1.55% Two or more races

In 2000, Tucson was the 8th largest city in number of Native Americans. In 1990, the metro area was 23rd largest in number of Hispanics.

Tucson is a very diverse community and home to several hundred ancestry groups. Leading ancestry groups according to Census 2000 include: Mexican (24.4%); German (16.2%); Irish (10.6%); English (10.3%); Other Latino Groups (4.5); Italian (4.4%); American (4.1%); and French (3.1%).

Links to Additional Race and Ethnicity Information:

- Racial Proportions, Tucson: 1850-2050 (PDF 14KB / 1 page)
- Census 2000 Factoids (PDF 32KB / 2 pages)
- Tucson Urban Planning & Design Census 2000 Web Page (Documentation) (Internet Link)
- Tucson Urban Planning & Design Census 2000 Data Page (Internet Link)
- Tucson Urban Planning & Design Census 2000 Map Page (Internet Link)
- American Factfinder (Internet Link)

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EMPLOYMENT

For 2005, the sectors that are expected to be strongest in the local economy are Natural Resources and Mining, Wholesale Trade, Construction, Financial Activities, and Accommodation. Though Manufacturing declined slightly in 2004, a modest gain is expected in 2005.

December Employment Figures:

- Civilian Labor Force: 440,000 (up 2.2% over December 2003)
- Total Employment: 426,700 (up 2.8% over December 2003)
- Total Wage & Salary Employment: 362,700 (up 2.1% over December 2003)
- Unemployment Rates: Pima County = 4.7% Arizona = 5.0%; U.S. = 5.2%

METRO AREA EMPLOYMENT*

SECTOR	2005 FORECAST	04-05 % CHANGE
Wage & Salary	366,500	3.9
Manufacturing	29,100	2.5
Natural Resources and Mining	1,500	11.7
Construction	25,400	6.7
Trade, Transportation, and Utilities	56,900	3.6
Information	7,700	1.6
Financial Activities	16,500	7.8
Professional and Business Services	45,000	6.2
Leisure and Hospitality	39,500	5.5
Government	79,600	1.6

*Source: Economic & Business Research Program, College of Business & Public Administration, Univ. of Arizona, February 2005

Links to Detailed Employment and Economic Data for Tucson and Arizona:

- Tucson Metro Area Employment: Estimates and Projections, 1950- 2040 (PDF 25KB / 2 pages)
- Pima County Unemployment Rate: 1983- 2004 (PDF 46KB / 1 page)
- Arizona's Economy (Internet Link)
- The Star 200 Top Employers (internet link)
- Arts in Tucson's Economy (Internet Link)
- Employment Growth Table, Tucson Metro Area: 2003-2004 (PDF 45KB / 2 pages)

For more information contact David Taylor or Autumn Figueroa at (520)791-4505.
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TOURISM

Tourism accounts for one of every 10 jobs and adds over $1.8 billion per year to the local economy. Travel and tourism produce 40,000 jobs in all of the sectors listed in the Employment section above, and has been one of the most rapidly growing industries in Tucson.

TOP TOURIST ATTRACTIONS*

ATTRACTION	ATTENDANCE (2003)	DESCRIPTION
Saguaro National Park	3,400,000	Saguaro cacti, Upper Sonoran Desert biota, hiking trails, visitor center
Arizona-Sonora Desert Museum	518,000	Zoological park, geological museum, botanical garden
Reid Park Zoo	436,000	17-acre zoo, animals in natural settings, gift shop
Pima County Fairgrounds	350,000	County fair, exhibits, 4-H, concerts, carnival rides
Old Tucson Studios	321,000	Family theme park, movie location, live entertainment
Kino Sports Complex	235,000	Spring Training with Arizona Diamondbacks and Chicago White Sox
Mt. Lemmon Ski Valley	227,000	Restaurant, shops, hiking, skiing, lifts
Tucson Museum of Art and Historic Block	191,000	Historic district, museum, art museum
Colossal Cave Park	190,000	Large, dry cavern, guided tours, picnicking
Columbia University's Biosphere 2 Center	170,000	Science and research center, tours, exhibits, displays, multi-media presentations
Tohono Chul Park	167,000	Sonoran desert plants, culture, lectures, nature trails, nursery, bird watching, shops, tearoom
Tucson Raceway Park	144,000	Championship NASCAR racing and specialty events
Kitt Peak National Observatory	100,000	Public tours, evening star gazing, exhibits, educational programs
Tucson Botanical Gardens	98,000	Gardens, educational classes, gift shop, nursery
Arizona Historical Society Museums	90,000	Museum, lectures, exhibits, tours, library, archives
Boyce Thompson Arboretum	85,000	320-acre botanical park, desert plants collection
Picacho Peak State Park	68,000	Camping, hiking, picnicking

TOP TOURIST ATTRACTIONS* (Cont'd)

International Wildlife Museum	64,000	Interactive exhibits with 400+ species
Arizona State Museum	45,000	Oldest and largest anthropology museum in the Southwest, exhibits, public programs, library, gift shop
Catalina State Park	N/A	Camping, picnicking, hiking, equestrian center, and scenic beauty

*Source: Inside Tucson Business 2003 Book of Lists

Links to Information About Travel and Tourism in Tucson and Arizona

- Economic Impacts of Mexican Visitors to Arizona: 2001 (Internet Link to PDF / 67 pages)
- Tourism in the Tucson Metro Area (PDF 587KB / 65 pages)
- Tucson International Airport Statistics (Internet Link)

INCOME

- Personal income, 2005 projection: $25.5122 billion (up 6.7% over 2004)
- Per capita income, 2005 projection: $26,701 (up 3.9% over 2004)
- Median Family Income, 1990 Census: $30,900
- Median Family Income, Census 2000: $44,446
- Median Household Income, Census 2000: $36,758
- Median Family Income, FY2005: $50,400 (H.U.D. estimate for a family of four)
- Annual Earnings per Worker, 2005 projection: $36,434 (up 3.4% over 2004)
- Median Hourly Wage, Tucson Metro Area, 2002 (BLS): $12.10

Links to Information About Income:

- Tucson Annual Summary of Growth, 1990-2004 (PDF 13KB / 1 page)
- Average Annual Pay, 2000 & 2001, Metro Areas (Internet Link)
- Cost of Living in Tucson and Selected Other Cities (PDF 8KB / 1 page)
- Intercity Cost of Living Index for Selected Cities (PDF 11KB / 1 page)
- Tucson Metro Area: 2003 Hourly and Annual Wages by Occupation and Industry (PDF 54KB / 16 pages)

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NON-RESIDENTIAL REAL ESTATE

OFFICE SPACE

- Total (3Q04): 13.80 million square feet (up 4.3% over 3Q03)
- Leasable Vacancy Rates (3Q04): 9.0%
- Net absorption of leasable space (3Q04): 51,554 square feet
- Change in occupied inventory (owned and leased, 3Q03 to 3Q04): 786,572 square feet
- Office space added since 1Q02: 1,469,662 square feet
- Average Asking Lease Rates (2Q04): $20.00/sq. ft. (CB Richard Ellis)
- In 3Q04, Tucson had the 51st largest office market, but was 6th best on vacancy. (CB Richard Ellis)

Links to Information About Office Space Inventory and Market Conditions:

- PICOR Tucson Office Market Report, Spring 2004 (Internet Link)
- CB Richard Ellis Local Office Market Report (Internet Link)
- Tucson Office Space (PDF 17KB / 1 page)
- Tucson Metro Area: Office Space Leased Sq. Ft. per Capita (PDF 19KB / 1 page)
- Grubb-Ellis Publications (Internet Link)

INDUSTRIAL SPACE

- Total (1Q04): 38.16 million sq. ft. (up 1.6% over 1Q03)
- Vacancy Rates, total space (1Q04): 9.2%
- Net absorption, leasable space (1Q04): 6,278 square feet.
- Vacancy Rate, leasable space only (1Q04): 21.1%
- Average Sale Price, 2002: $44.43/sf
- Projected Average Sale Price, 2003: mid-$30s/sf
- Average Asking Lease Rate (2Q04): $0.48/sf (CB Richard Ellis)
- In 3Q04, Tucson had the 46th largest industrial market, but was 15th best on vacancy. (CB Richard Ellis)

Links to Information About Industrial Space Inventory and Vacancy Rates:

- PICOR Tucson Industrial Market Study, Year End 2003 (Internet Link)
- Tucson Industrial Space (PDF 19KB / 1 page)
- Tucson Metro Area: Industrial Leased Sq. Ft. per Capita (PDF 32KB / 1 page)
- CB Richard Ellis Local Industrial Market Report (Internet Link)
- City of Tucson Economic Development Department's Industrial Property Search (Internet Link)

RETAIL SPACE

- Total (4Q04): 40.7 million square feet
- Total Retail Space, All Types: 43.28 sq.ft per capita
- Retail Sales for 2004: $9.8327 billion (up 6.0% over 2003)
- Projected Retail Sales for 2005: $10.393 billion (up 5.2% over 2004)
- 2004 Prices (percent change from 2003): as measured by the Gross Domestic Product deflator, 1.7%; as measured by the Consumer Price Index, Western Region, 1.4%.

Links to Detailed Information About Retail Space Inventory and Vacancy Rates:

- Tucson Streetside Retail Space (PDF 11KB / 1 page)
- Tucson Shopping Center Space (PDF 8KB / 1 page)
- Tucson Metro Area: Retail Leased Sq. Ft. per Capita (PDF 18KB / 1 page)
- CB Richard Ellis Local Retail Market Report (Internet Link)
- Tucson Metro Area: Total Retail Space (PDF 12KB / 1 page)

HOUSING

Residential Permits

During 2004, residential permits were up 2.4 percent over 2003. Permits issued during 2004 were as follows:

- Total Residential Units: 10,844 (up from 8,712 in 2003)
- Single-Family Detached: 9,609 (up from 8,202 in 2003)
- Townhomes: 287 (up from 250 in 2003)
- Multifamily Units: 948 (up from 260 in 2003)

During 2004, about a fifth of all new residential permits were within the City of Tucson. All but two new multifamily permits were within Tucson city limits. New single-family permits dropped in the cities of Tucson and South Tucson but rose in all other jurisdictions as well as in unincorporated Pima County and southern Pinal County. Nearly a quarter of new single family permits were in the southwest area, with another quarter falling in the near east/southeast areas.

Pima County Residential Construction Distribution in 2004:

	2003	2004
• Northwest:	18.6%	18.2%
• Westside:	14.4%	12.8%
• Southeast:	18.6%	20.5%
• Southwest:	27.0%	29.1%
• Casas Adobes:	4.2%	0.9%
• East:	5.9%	8.1%
• Catalina Foothills:	4.1%	2.3%
• Central:	7.2%	7.9%

Housing Stock (through 4Q04)

- Total Metro Area Housing Stock: 402,672
- Single Family Units: 221,961 (55% of total units)
- Townhouses: 31,528 (8% of total units)
- Multifamily Units: 97,745 (24% of total units)
- Mobile Homes: 51,438 (13% of total units)

Residential Vacancy Rates

- Single-Family, Detached: 1.3% (up over 1.1% in 4Q03)
- Townhomes: 1.0% (same as 4Q03)
- Multifamily: 8.4% (down from 8.5% in 4Q03)

Ownership/Affordability

According to Census 2000, owners formed 64% of all Pima County households, and the median value of all owner-occupied homes was $114,600. The median rent for all occupied rental units was $544, and about a third of metro area renters spent more than 35% of household income on rent.

In 2004, Tucson home prices rose about 12 percent in all categories. "The average price of a new construction home exceeded $200,000 for the first time, ending the year at $219,801. The median price of a new home – the level at which half the homes sold for less and half sold for more – reached $189,920. The average price of an existing home climbed to $188,084, while the median resale home price was $153,219." (Tucson Citizen, Pittman, Dave, Feb. 22, 2005) As the affordability of new single family housing has lessened, used housing has acted as a substitute. However, the median price of resale homes is rising more quickly than that of new homes, leading to the possibility that resale home prices could catch up with new home prices soon. Growth in real incomes has not kept pace with housing costs, an issue that is coming to the forefront regionally.

Housing Statistics:

- Average Sale Price (4/05): $246,656
- Average Sale Price (4/04) $206,552
- Median Sale Price (4/05): $196,000
- Median Sale Price (4/04): $159,000
- Total Units Sold (4/05): 1,489
- Total Sales Volume (4/05): $367,270,423
- Total Sales Volume (4/04): $310,860,089
- Average Days on Market (4/05): 35
- Average Size (4Q04): 2,757 square feet
- Average Construction Cost per Square Foot (4Q04): $62.81
- Median Value of All Owner-Occupied Homes (Census 2000): $114,600

Multifamily Housing:

- HUD Estimates for Fair Market Rents (FY 2005):
    - Studio: $472
    - 1-bedroom: $554
    - 2-bedroom: $712
    - 3-bedroom: $1,025
    - 4-bedroom: $1,083

Links to Information About Residential Permit History and Home Sales:

- New Single Family Residential Permits Within City of Tucson, 2000-2003 (Map) (PDF 469KB / 1 page)
- City of Tucson Residential Units Permitted, 1960-2004 (Table) (PDF 46KB / 1 page)
- Pima County Residential Permits (Table) (PDF 14KB / 1 page)
- Pima County Residential Permits (Chart) (PDF 42KB / 1 page)
- Residential Home Sales 1989 - 2004 (Chart) (PDF 29KB / 1 page)
- Tucson Association of Realtors Residential Sales Statistics (Internet link)
- **U.S., Pima County & Tucson Home Ownership: 1980-2003** (PDF)

FUTURE CONSIDERATIONS

Major considerations for Tucson's near term future prospects include:

- **The national economy.** Analysts predict that the U.S. economy will grow at a good rate in 2005. Forecasts show that 2.2 million jobs are expected to be created in the new year, with the national unemployment rate dropping from 5.4% to around 5%. The drop is not expected to be more dramatic because, as the employment outlook brightens, many who have stopped looking for work will reenter the job market. Inflation is expected to decrease slightly from 2004's 3.3% if energy prices stabilize. Stronger employment and decreased inflation would both improve consumer confidence, another boon for the economy.

- **The construction industry.** Locally, during the last half of 2004, Construction employment was reported to be in the 23,800 range. In 2005, the number is expected to reach 25,400 jobs. Statewide, construction employment in 2005 is expected to increase 6.4%. A rising population level, affordable housing, and low interest rates have provided a strong stimulus to construction job growth.

- **Tucson's housing industry.** **In 2004, more than** $1.5 billion worth of new homes were sold. According to the Tucson Market Letter, which was released in January 2005, 29,611 homes were sold last year. Of those homes, 7,438 were newly built and 22,173 were existing houses. In December 2004, the average new construction price was $228,150 and the average resale price reached $188,084.

- **The Mexican economy.** The Mexican economy is showing signs that its long period of stagnation may be coming to an end. The increase in U.S. industrial production has had a positive impact on Mexico's own industrial and export sectors. The anticipated expansion of the U.S. economy will have a positive effect for Mexico, given that these two systems are so closely linked. On the homefront, politics in Mexico are expected to be very complicated in the coming year, as a presidential election will occur in 2006. Political wrangling will be closely watched by analysts in Mexico, for clues as to how economic policy and budget considerations will be affected. Mexico's GDP growth is expected to slow from 4.2% in 2004 to 3.9% in 2005.